

REAL ESTATE AT AUCTION.

SPECIAL SALES DAY
THURSDAY, Dec. 8th
AT NOON, AT EXCHANGE SALESROOM, 14 VESSEY ST., N. Y. CITY
ABSOLUTE ESTATE SALES
W. S. Lafayette St., Duane and Pearl St.
Vacant plot of ground, 146.6x33.2x12.1x17.1.
MESSRS. AMEND & AMEND, Attys., 119 Nassau St., N. Y. City.

Estate of Emile Moser, Dec'd.
640-644 E. 5th St. (Adj. N. W. Cor. Ave. C.)
Two 2 story brick tenements, to be sold separately. One-half interest only to be sold. Size of each 24.9x39.6x9.6.
MESSRS. COLDERT PROS., Attys., 2 Rector St., N. Y. City.
JACOB MARKS, Attys., 412 Madison Ave., N. Y. City.

LIQUIDATION SALE
By order of ISIDORE E. SCHLESINGER, Esq.,
301-303 East 107th St.
(Adj. N. E. Cor. 24 Ave.)
Two 4 story and basement brick tenements, to be sold separately. Sizes 23x76.10 each.

326-328 E. 126th St. (Adj. 1st and 2d Aves.)
6 story brick tenement, Size 41.8x90.11.

145-147 W. 127th St. (Adj. Lenox and 7th Aves.)
6 story brick tenement, known as "The Rosemont", Size 41.8x90.11.

Manhattan Investment
240 West 27th St.
(Adj. 7th and 8th Aves.)
4 story brick tenement with store on first floor. Size 24.10x38.9.3.
MILES F. GORDON, Attys., 375 Fulton St., Brooklyn.

Manhattan Business Plot
36-38-40 W. 29th St.
Vacant plot, ready for improvement. Size 24.10x38.9.3.
MESSRS. HOLMES, GROSSMAN & VORHAUS, Attys., 115 Broadway, N. Y. City.

Bronx Vacant Property
N. E. Corner
Tinton Ave. & 151st St.
To be sold in two parcels. Vacant plot, ready for improvement. Size 24.10x38.9.3.
MESSRS. COHEN, GUTMAN & RICHTER, Attys., 111 Broadway, N. Y. City.

At Pelham, N. Y.
S. W. Cor. 5th Ave. & 6th St.
Large plot of ground in highly improved section, ready for improvement. Close to railroad. Size 50x105.7.

Bronx Vacant Property
West Side Cypress Ave., 139th to 140th Sts.
Vacant plot, ready for improvement, to be sold in two parcels. Sizes 201.00x63 and 100.42x200.00.
JEROME EISNER, Attys., 41 Park Row, N. Y. City.

Manhattan Dwelling
130 East 79th St.
(Adj. Lexington and Park Aves.)
4 story and basement brick and stone dwelling. Immediate possession. Size 24.10x38.9.3. In very select and high class neighborhood.

Bronx Investment
816-820 E. 179th St.
(Adj. Mapee and Marmion Aves.)
Two 4 story brick apartments, to be sold as one parcel. Size of plot 72x75.16x12.00.

Brooklyn Tenements
392 Tompkins Ave.
(Adj. S. W. Cor. Jefferson Ave.)
4 story brick tenement with store. Size 18x30.5.

MILES F. GORDON, Attys., 375 Fulton St., Brooklyn.

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MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

\$100,000
To lend permanently on small private dwellings or 2 family houses, within 25 miles of N. Y. City. Half-preferably on new construction in Bronx, Westchester or Long Island. Principals only. 85 Liberty St. Room 1009.

First Mortgage Money
To loan on dwellings, apartments and business buildings.
WOOD-DOLSON CO., Inc.
141 Broadway, Rector 7554

\$400,000 TRUST FUNDS
For first mortgage loans, Manhattan and Bronx dwellings, apartments, tenements; interest 6 per cent., expenses 2 per cent., plus title company charges. S. E. FIZA, 210 Broadway.

BUILDING LOAN MONEY
Long term loans in any amount on four, five and six story walk-ups.
ELANIS SWEETIN
113 Broadway, Phone 5056 Rector.

HEIRS
Money immediately advanced upon your undivided interest. Call WALTER, 15 Park Row, Suite 201-2-3-4.

SECOND
Mortgage money to loan promptly; quick answers. WALTER, 15 Park Row, Suite 201-2-3-4.

CITY REAL ESTATE.

W.M. PHONES & SON
EST. 1892
MANAGEMENT
SUITE 6 BUSINESS PROPERTY AT 36 ST.
1338 AND APARTMENTS TEL. 0207
BROADWAY A SPECIALTY FITZ ROY

MANAGEMENT AND INVESTMENTS A SPECIALTY.

GEO. S. RUNK
TEL. LENOX
1252 Lexington Ave. (85th St.)

BROADWAY—50x150
Borough. Best section, with greatest future. Price \$10,000. For investment or improvement.
SLAWSON & HOBBS 102 West 23d St.

CROSS & BROWN COMPANY
Real Estate in all its branches.
18 EAST 4TH ST., 407 BROADWAY,
370 FIFTH AVE., 15 WY & 57 St., Park Bldg.

A. V. AMY & CO.
160 West 72d St. Tel. 6810 Col.
ECONOMICAL AND EFFICIENT
MANAGEMENT OF PROPERTY.

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SPENCER
840 BROADWAY NEW YORK

THE OXLEY CO.
MAL
BUSINESS PROPERTY
INC.

M. MORGENTHAU, JR., CO.
REAL ESTATE, INSURANCE,
506 BROADWAY, CORLEND 3553.

E. L. WHITAKER
REAL ESTATE
Tel. "Phone 3632" 57 West 57th St.

George B. Cora, Real Estate
10 East 10th Street, New York.

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10 East 10th Street, New York.

REAL ESTATE AT AUCTION.

ARTHUR C. SHERIDAN, Auct'r
ABSOLUTE AUCTION
TO THE HIGHEST BIDDER, REGARDLESS OF PRICE
SATURDAY, DEC. 3
at 3 P. M., in large entrance hall of the mansion house
the former country estate of the late
Col. Edward M. Knox, founder of the hat firm of Knox & Co. and known as

"DOWNSBURY"
AT RIDGEFIELD, CONN.
THE SHOW PLACE OF THE ENTIRE SECTION

Large furnished modern residence, all necessary outbuildings, including stabling for 36 horses, together with 300 ACRES beautifully laid out and a PRIVATE RAILROAD SIDING AND STATION (local and express stops, branch line of New York, New Haven and Hartford Railroad) on the property.

70% MAY REMAIN ON MORTGAGE

ILLUSTRATED BOOKLETS FROM AUCTIONEER, 132 W'WAY, N. Y., OR
WILLIAM J. ROOME & CO., Inc.
Agents
177 Madison Ave., New York

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

141 Sold for \$1,744,500

If you want a RICKERT-BROWN house at PRESENT PRICES, you must act quickly, for they are GOING FAST. Building costs are GOING UP AGAIN and we will not be able to duplicate our houses AT PRESENT PRICES.

BY MOTOR, from Queensboro Bridge, follow left branch of elevated road to Grand Ave. station and turn right to Norwood Gardens, or follow elevated road to Ditmars Ave. station to Arleigh. BY SUBWAY, take Interboro Queensboro trains or R. R. T. Broadway trains to Grand Ave. station or Ditmars Ave. station. 15 minutes from 42d St., 5 cent fare.

RICKERT-BROWN REALTY COMPANY,
12 Vanderbilt Ave., Tel. Vanderbilt 3184.

Forest Hills Gardens

15 MINUTES FROM PENN. STATION.
A place for those who appreciate Artistic Surroundings.
A choice of houses and plots for sale.

47 West 34th St.
New York

Forest Hills, Long Island.

CITY REAL ESTATE.

Above 50th St.—5th Ave. to North River.

314 WEST 91ST ST.
4 STORY MODERN DWELLING.
NEWLY DECORATED.
IMMEDIATE POSSESSION.
OPEN FOR INSPECTION.
LOT 30x100.
PRICE \$25,000.
TERMS TO SUIT.

HENRY MANDEL,
Longacre 8609-1. 9 EAST 46TH ST.

CITY REAL ESTATE.

Borough of Bronx—Sale or Rent.

Bargain Sale—BRONX LOTS
N. E. Cor. Elliott Pl. & Jerome Ave.
Size 89 x 111

S. E. Cor. East 174th St. & Townsend Ave.
Size 75 x 100

Block Front, North Side 174th St., Jerome & Townsend Aves.
Size 200 x 165

Concourse Frontage, 169th-170th St.
75 City Lots

Square Block or One-half Block
169th to 170th Street

Grant Ave. to Morris Ave.
10 ft. below grade

175th St. and Walton Ave.
12 Lots

Apply
J. Romaine Brown Co.
10 East 43rd Street,
MANHATTAN

CITY REAL ESTATE.

Borough of Manhattan—Miscellaneous.

AMSTERDAM AV., IN 80S.
Triple apartment house for sale at a bargain. Price, \$40,000. \$20,000 cash, \$20,000 mortgage. 2 stories. Three 4 room apartments on each floor: steam heat and hot water; present low rental, \$6,800 yearly.

FOR SALE TO CLOSE ESTATE.
130 WEST 30TH STREET.
226 WEST 70TH STREET.
BARGAIN TO ALL CASH BUYERS.
E. & G. PFLOMM, 1333 BROADWAY.

Borough of Manhattan—Miscellaneous.

Byrne & Bowman
30 East 42nd St.
TELEPHONE 2371 VANDERBILT
—OFFER—

Fordham Road
Elegant business building leased to one tenant for a term of years. Net income 15% on investment of \$100,000.

Bargain—6 Family Brick
All improvements (near Eastern Parkway subway station). Floor vacant. Owner, 750 Orchard St., Ridgewood.

Bargains Private Houses. 1, 2 and 3 family houses, Washington Heights.

WILLIAM J. BURNS,
3483 Broadway, Telephone 4021 Audubon.

CITY REAL ESTATE.

Borough of Bronx—Sale or Rent.

FATHER KNICKERBOCKER
IS DOING BIG WORK ON THE GRAND CONCOURSE.
A CHOICE PLOT FRONTING ON TWO AVENUES.

INSTITUTIONAL SITE
75x240. \$40,000.

DOUGLAS-GETTELL
6 West Fordham Road, 6214 Fordham.

The Ground Swell
IN ACTIVITY HAS STARTED
LOTS

Grand Concourse & Kingsbridge Road
ARE STILL CHEAP
DOUGLAS-GETTELL
6 West Fordham Road, 6214 Fordham.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

THE U. S. GOVERNMENT
HAS INVESTED MILLIONS ON THE KINGSBRIDGE ROAD.
THE KINGSBRIDGE ROAD.
150 Feet Front.
Price \$45,000.

DOUGLAS-GETTELL
6 West Fordham Road, 6214 Fordham.

CITY REAL ESTATE.

Borough of Richmond—Sale or Rent.

Norwood Gardens
EIGHT ROOMS, two private baths and a two-car garage.

Rickert-Brown Realty Company,
12 Vanderbilt Ave., Tel. Vanderbilt 3184.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent

PLANDOME, LONG ISLAND

Shingle and cobblestone house on a plot overlooking Manhasset Bay; hall with wainscot and stairway of mahogany; library in oak; living room 20x35, with beamed ceiling and wainscot of Circassian Walnut; dining room paneled in mahogany, with old ivory finish; breakfast porch, kitchen, servants' dining room, lavatory and butler's pantry on the main floor. 7 master bedrooms, with 3 tiled baths, 2 sleeping porches, 3 servants' rooms with bath. The basement contains a billiard room and laundry, &c. Oak floors and mahogany doors throughout. 4 open fireplaces. Garage with chauffeur's quarters. Plot 250x312. Absolute sacrifice at \$75,000.

WILLIAM F. SHEEHAN
Open Sundays. At Station, Tel. 69 Port Washington, L. I. Open Sundays.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent

BEAUTIFUL BALDWIN

43 minutes from Manhattan; no stop hanging. Every one admits passing carriages and rests in the city. I guarantee that the carrying charges on each piece of property listed here more than one-half pay of commission. In addition you are living in God's country, enjoying city conveniences, with heating and bathing in season.

Fine new 4-room bungalow; near trolley and bay; \$1,000 cash; price, \$3,000. Splendid 6-room cottage, electricity, bath, plot 30x150; house beautifully decorated; in perfect condition throughout; price, \$5,000. Magnificent new 5-room bungalow; large plot of ground; all improvements; cash \$700; price, \$5,000. A stunning 6-room cottage, every modern improvement; on over 6,000 square feet of ground; 8 minutes from depot; living room and sun parlor combined; in select section; THIS IS REALLY GOOD; \$1,000 cash; price, \$3,000. Nice room house, electricity, bath, &c.; 1 1/2 acres of ground; 15 minutes from depot; price, \$7,500. A grand country home; 8 minutes from depot; on magnificent avenue; 20,000 square feet of ground; surrounded with expensive shrubbery and fruit trees; 10 minutes from depot; steam heated and all modern improvements; 2-car garage; closing of an estate; suitable arrangements can be made; price, \$12,000.

ROCKVILLE CENTRE, FREDERICK AND GARDEN CITY PROPERTIES AT LOW PRICES AND TERMS.

Several magnificent cottages with garage to rent, year to year, \$5 per month.

LUERSEN,
Immediately to right as you get off train, **BALDWIN, L. I.**
Tel. Freeport 1018.

New York Office: Vanderbilt Avenue Building, 51 East 42nd St., rooms 208-211. See Mr. P. G. Smith, telephone Vanderbilt 5462, during business days and hours. On Saturdays, Sundays and Holidays, telephone Freeport 1048.

OLD GARDEN CITY

Fully improved Restricted Building Plots. Size 40x100 and up. In select neighborhood. Garden City Company, Garden City, L. I.

Westchester—Sale or Rent.

RIVERDALE-ON-HUDSON

Fieldston

West of Van Cortlandt Park
242nd Street, New York City

A Residential Park of Exceptional Beauty Embodying Every City Convenience and Every Rural Advantage.

BUILD TODAY AT A MINIMUM COST

It is not necessary to pay high prices for attractive houses or excessive rentals for comfortable quarters in the city. At FIELDSTON you can purchase a picturesque plot and construct a charming house at a cost that will delightfully surprise you.

If you break ground now your house will be completed by Spring. We offer an extremely attractive plan of financing the purchase of a plot and the building of a home at no greater expense than your present rent.

Visit FIELDSTON today and see for yourself this remarkably attractive residential park which, through its many advantages, makes a strong appeal to those who seek the highest ideals in suburban homes. For further information and illustrated booklet, call, phone or write

GEORGE HOWE, 527 5th Ave., N. Y.
Specialist in Suburban & Country Properties.
FIELDSTON OPEN EVERY DAY.

\$200 Cash Secures a Lot

Restricted, adjoining many beautiful homes recently built

BELLAIRE

NEW YORK CITY, L. I.
HOLLIS AVE. & 212th ST.

25 minutes to New York or Brooklyn. Start to build in this beautiful locality before April 1st. A TAX EXEMPT HOME

AND
SAVE OVER \$1400
BELLAIRE MANOR, INC.
220 Fifth Ave., New York, N. Y.
Phone Madison Square 7150.
See Agent on premises.

Magnificent Residence

At Freeport, L. I.: on about an acre of ground. In most select section; convenient to depot; all hand carved trim and floor, 7 rooms, every modern improvement, tile bath, electricity, including sun parlor; beautiful landscape gardening; must be sold on account of owner leaving the East; asking price \$10,000.

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Immediately to right as you get off train, **BALDWIN, L. I.**
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Great Neck, L. I. Tremendous Bargain!

Business man's immediate sacrifice of a beautiful estate for a small amount of cash above mortgage. Land, about 3 acres. House, 6 master and 4 servants' bedrooms, 5 baths; 4 car garage; 10 minutes from city. Beautiful beach in connection with property. Great Neck, L. I. Office on Sunday.

HARVEY CRAW
BROKERS IN COUNTRY REAL ESTATE
622 Fifth Avenue, Vanderbilt 6048

Long Island Homestead
(100 years old)

Exceptional Colonial architecture, dilapidated condition could be restored with reasonable outlay to make attractive home. Could not build under \$20,000. Acres, in excellent neighborhood, \$10,000.

JEREMIAH ROBBINS,
Babylon, L. I. Tel. Babylon 22.

NORTH SHORE

Best Properties for Sale and Lease.

REAL ESTATE CORPORATION,
55 Liberty St., N. Y. Cor. 4657.

MORTGAGE place, 2 acres, recently remodelled for country use. Beautifully landscaped, good lawns; station and club convenient.

J. L. BETHUNE, JR.
GLEN LANE, LONG ISLAND.

NORTH SHORE REAL ESTATE.
L'ECLEUSE, WASHINGTON & CO.,
85 East 49th St., Vanderbilt 3554.

ASK MR. HALLERMAN,
FLUSHING, L. I.

Phone Great Neck One Real Estate Information, Richard Kehoe, Great Neck.

Real Estate Along the Great South Bay.
JEREMIAH ROBBINS, Babylon, L. I. Tel. 22.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

"Queens Village Homes"
An old community of charming and quality, situated 2 blocks from Queens Station (L. I. R. R.)
SIX ROOMS AND BATH

\$7,500 Up
\$1,000 Down—Easy Terms

QUEENS VILLAGE HOMES, INC.,
HOLLIS 4450

SPECIAL. STENBERG BROS. Office, Grand
18,500 up. De- 2nd Liberty
velopment, 6 room modern home, 1000
Tax exempt. 1000 HILL Y.

Borough of Richmond—Sale or Rent.

FOR RENT at Port Richmond, S. I.
Dwelling, 6 room modern home, 1000
electric light, plot 30x120, garage, good
central section; 1 R. R. sta.; 40 minutes
South Ferry; rent \$15. 805 Mo.
GRUITHER'S 8088.

29 Richmond Ave., Port Richmond, S. I.

CITY REAL ESTATE.

Borough of Richmond—Sale or Rent.

Robert E. Farley Organization
Suburban Property Specialists.
12 East 46th St., Murray Hill 7120.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

WESTCHESTER COUNTY PROPERTIES

fish & Marvin

MAIN OFFICE: 527 FIFTH AVE., NEW YORK
BRANCH OFFICES THROUGHOUT TERRITORY

Northern Westchester

OSAWANNA, 1 hour from Grand Central; 10 minutes from station. 2 acres, fine old shade trees. Frame residence, 10 rooms, 2 baths; hot water heat. Price \$10,000. Apply O-149.

NEEDHAM HILLS, 10 acres; desirable neighborhood, 2 miles from station. Frontage on State road. Frame farmhouse, 9 rooms; hot air heat. Price \$12,000. Apply O-149.

BETWEEN BIRCHCLIFF AND CHAPPAQUA, 1 1/2 miles station. 19 acres, Old farmhouse, 9 rooms. New garage with quarters; several outbuildings. Price \$12,000. Apply O-149. Phone 1441.

Bronxville

ENGLISH COTTAGE, 9 rooms, 3 baths; large enclosed living porch; fireplace; hot water heat. Convenient to station. Hotel Gramatan and Lawrence Park West Country Club. Plot 15x100. Price \$12,000.

White Plains

CHARMING MODERN HOME, with large plot, located on high knoll, amid fine shade trees, in select neighborhood. House contains large living room, with fireplace; spacious porch, 4 master's rooms, 2 baths, 2 maid's rooms, with bath, etc. 3 car garage, with chauffeur's quarters. 5 minutes walk to station. Apply S-336. Phone Pelham 1007.

20,000. Owner wants an offer. Apply H-257. Phone Bronxville 2160.

THE REAL SUBURBAN HOME LOCATION

25 MINUTES FROM N. Y. CITY (42d ST.)

A visit to Pelhamwood will absolutely convince any prospective home builder of the real merit of its location, the neighborhood of par excellence, the fine people who are its inhabitants, the excellent taste and refinement of their homes and the natural scenic beauty everywhere.

We Have to Offer a Limited Number of Choice Building Plots at prices never to be duplicated again so near N. Y.

Unlimited train service on 2 railroads.

Jos. Lambden & Son, Inc.,
56 Lawson St. Tel. 302. New Rochelle, N. Y.

For more detailed particulars, descriptions and prices call, phone or mail coupon below.

NAME.....
ADDRESS.....

WOULD YOU PAY \$100,000 CASH?

For one of the Show-Places on one of the Highest Points in the famous Westchester Hills, within one hour by best train service out of Manhattan. My client, the owner, wishes to sell this magnificent property regardless of its cost or its value. It is fully furnished, ready for occupancy. A substantial mortgage could be obtained on the property if needed, but not from the owner, who is selling because he wants to realize the cash at once. If interested call at my Office, where I have a few photographs which are true of the house and which will give you a good idea of some of the views from the property. Particulars mailed if desired.

FITCH H. MEDBURY, 469 Fifth Ave.

TAKE ADVANTAGE OF TO-DAY'S LOW BUILDING COSTS

Larchmont Gardens

LARCHMONT-ON-THE-SOUND
BUILDING SITES—60x125—\$1,000 UPWARD

In a fully matured residential park—the ideal all-year-round home community, only 32 minutes from Grand Central. Select your plot before land prices advance. We can help you plan and finance your new home. It is far more economical to own your own home than to rent. Several attractive homes also for sale, as for example—

New Colonial Residence
With large living room (stone fireplace), dining room, kitchen, 3 bedrooms, tiled bath, sun parlor; fruit trees and brook. 8 minutes from stores and station. 5 minutes from school. Price \$25,000, \$1,000 cash—balance to be paid \$85.00 per month.

For inspection of property call at branch office, open every day.
Phone Larchmont 22 or write for illustrated booklet.

GEORGE HOWE, 527 Fifth Ave., N. Y.
SPECIALIST IN SUBURBAN AND COUNTRY PROPERTIES

Charming English Home
3 large master bedrooms, tiled bath, large attic, fireplace in large living room, sun room, sleeping porch. Oak floors. Steam heat. Plot 75x100. Convenient to stores and station. Price \$25,000. Only \$1,000 cash—balance like rent.

For inspection of property call at branch office, open every day.
Phone Larchmont 22 or write for illustrated booklet.

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